



17 Herbert Street

Padiham, Burnley

Council Tax band: A

Tenure: Leasehold

- Extended Ground Floor
- Two Large Reception Rooms
- Council Tax Band A - Leasehold Tenure
- Two Double Bedrooms
- Four Piece Bathroom Suite
- Popular Padiham Location



Ground Floor

Step into a welcoming living room positioned at the front of the property. This cosy yet spacious room has been beautifully presented with modern décor, creating a comfortable setting for relaxing evenings or entertaining guests. The staircase rises neatly from the living area, adding character while maintaining an open feel. To the rear, the property opens into a generous dining room which flows seamlessly into the extended kitchen. The ground floor extension has transformed the space into a bright and contemporary hub of the home, ideal for both everyday living and entertaining. The stylish kitchen is fitted with sleek gloss units, integrated appliances, excellent worktop space and a skylight allowing natural light to flood through the room. Positioned to the right-hand side of the kitchen extension is a useful utility area providing additional storage, appliance space and practicality, helping to keep the main kitchen area streamlined and organised.

First Floor

The first floor offers two well-proportioned bedrooms and an impressive modern bathroom. The principal bedroom sits to the front of the property and benefits from fitted wardrobes and a calm, stylish finish. The second bedroom overlooks the rear and would work equally well as a guest room, nursery or home office. A standout feature of the home is the beautifully presented bathroom. Finished with contemporary tiling throughout, the room includes both a separate shower enclosure and a bath, alongside vanity storage and modern fittings, creating a luxurious space to unwind.



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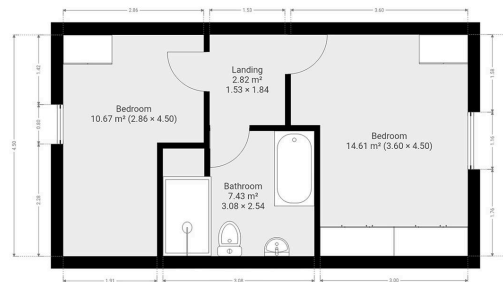
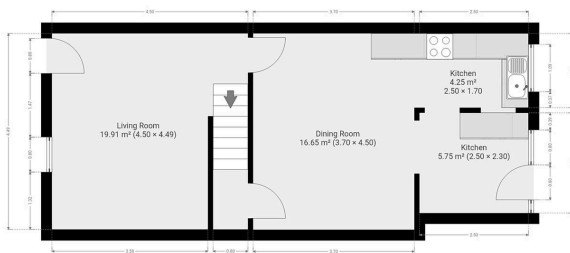




External

To the front, the property enjoys attractive stone-fronted kerb appeal within a traditional terrace setting. To the rear, there is a low-maintenance enclosed courtyard garden with paved seating space and gated access. This private outdoor area offers the perfect spot for morning coffee, summer dining or simply enjoying some fresh air with minimal upkeep required.

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Total Property Area: approx - 82.06 Sq Meters (883.29 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas including any extra floor areas, openings and circulation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error.

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Fardella & Bell Estate Agents

143 Burnley Road,, Padiham - BB12 8BA

01282 968 668 • info@fbestateagents.co.uk • fbestateagents.co.uk/

